



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 8/12/2025

REQUESTER: Taylor Johnson, AICP, Transit and Parking Program Manager

PRESENTER: Scott Sturtz, P.E., Director of Public Works

ITEM TITLE: CONSIDERATION OF ADOPTION, APPROVAL, ACCEPTANCE, AWARDING, AMENDMENT, REJECTION, AND/OR POSTPONEMENT OF BID 2526-2 AND CONTRACT K-2526-10: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND CONNELLY PAVING COMPANY IN THE AMOUNT OF \$138,365 FOR THE NORMAN TRANSIT CENTER PARKING LOT IMPROVEMENT PROJECT, PERFORMANCE BOND B-2526-7; STATUTORY BOND B-2526-8; MAINTENANCE BOND MB-2526-4, AND RESOLUTION R-2526-3 GRANTING TAX-EXEMPT STATUS

BACKGROUND:

The initial remodel of 320 East Comanche Street, a former drive through bank, into the Norman Transit Center occurred between March 2023 and October 2023. Due to budget constraints, a determination was made that the current asphalt paving would remain but should be replaced in approximately 3-5 years. Some basic repairs and re-sealing of the asphalt was completed at the end of the remodel in 2023. Unfortunately, the large size and weight of the busses and the constant usage of the paving surface has resulted in faster deterioration than was anticipated. This deterioration has resulted in multiple repairs in the twenty months since opening the Transit Center.

The parking lot in this project is located at the southwest corner of the East Comanche Street and South Porter Avenue intersection. The current parking lot is constructed of asphalt pavement which is in poor condition. This project involves rehabilitation of the existing parking lot including removing the full depth of asphalt, compaction of the existing subgrade, and replacing with 8 inches of portland cement concrete pavement. The project includes 1,235 square yards of pavement.

DISCUSSION:

The Norman Transit Center Parking Lot Improvement project was advertised on June 13 and June 20, 2025 in accordance with State law. Ten contractors attended a pre-bid conference on June 20, 2025. Ten bids were submitted and opened on July 10, 2025.

Tabulation of Bid Results

Contractor	Total
Rudy Construction	\$209,018.40
Connelly Paving Co	\$138,365.00
SAC Services INC	\$190,950.00
Silver Star Construction Co, INC	\$218,700.00
Nash Construction Co	\$157,270.00
Stronghold Construction	\$217,905.50
Parathon Construction	\$155,487.00
Ellsworth Construction OKC	\$162,113.13
JMB Concrete Construction	\$263,145.00
Arroyo's Concrete LLC	\$138,372.00
Engineer's Estimate	\$200,496.00

The low bid was submitted by Connelly Paving Construction of Oklahoma City, Oklahoma in the amount of \$138,365, which is \$62,131, or 30.99%, less than the engineer's estimate.

Connelly Paving Company is a responsible bidder. They have successfully performed work for the City of Norman in the past, including the 2023 Rock Creek Road and Trey Young Boulevard project.

This project will be funded as follows:

Project	Number and Account	Amount
NTC Parking Lot Improvement	TR0128 ACCT# 27550277-46101	\$138,365
Total:		\$138,365

If approved, construction of the Norman Transit Center Parking Lot Improvement Project will begin on or before August 23rd, 2025. The construction time for this project is 60 days with an estimated completion no later than November 2025.

RECOMMENDATION 1:

Staff recommends the approval of Contract K-2526-10 with Connelly Paving Company in the amount of \$138,365 for construction of the Norman Transit Center Parking Lot Improvement Project.

RECOMMENDATION 2:

Staff further recommends that, upon approval of Contract K-2526-10, the following bonds be approved:

Performance Bond B-2526-7
Statutory Bond B-2526-8
Maintenance Bond MB-2526-4

RECOMMENDATION 3:

Staff further recommends that, upon approval of Contract K-2526-10, Connelly Paving Company be authorized as Project Agent via Resolution R-2526-3 to evade the payment of sales tax on materials purchases related to the project.